

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Midwest Hotel

other name/site number N/A

2. Location

street & town 1925 Main Street N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64108

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Mark A. Miles
Signature of certifying official/Title Mark A. Miles/Deputy SHPO

03/18/04
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the
National Register

☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:) _____

Midwest Hotel
Name of Property

Jackson County, MO
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 1 | 0 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 1 | 0 | Total |

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed
in the National Register**

Working Class Hotels at 19th and Main Streets, Kansas City, MO 0

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC: Hotel

Current Function
(Enter categories from instructions)

DOMESTIC: Hotel

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:
Commercial style

Materials
(Enter categories from instructions)

foundation concrete
walls brick
roof asphalt
other terra cotta

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

Midwest Hotel
Name of Property

Jackson County, MO
County and State

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(enter categories from instructions)

COMMERCE

Period of Significance

1915-1953

Significant Dates

1915

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Smith, Rea and Lovitt, architects

Aiken and Thayer, builders

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey
- # _____
- ☐ recorded by Historic American Engineering
- Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☒ Other Name of repository:

Kansas City Public Library

☒ See continuation sheet(s) for Section No. 9

Midwest Hotel
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 3/6/3/0/7/0 4/3/2/7/8/9/0
Zone Easting Northing

2 / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

☐ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Cydney E. Millstein
organization Architectural and Historical Research, LLC date August 25, 2003
street & number P.O. Box 22551 telephone 816.363.0567
city or town Kansas City state MO zip code 64113

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Buckeye Development Co.
street & number 1925 Main Street telephone 816.471.0311
city or town Kansas City state MO zip code 64108

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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Midwest Hotel
Jackson County, Missouri

SUMMARY

The Midwest Hotel, located at 1925 Main Street, Kansas City, Jackson County, Missouri, was designed by the noted Kansas City architectural firm of Smith, Rea and Lovitt and built by Aiken & Thayer Construction Company in 1915. As defined in the MPS Cover Document "Working Class Hotels at 19th and Main Streets, Kansas City, MO," the Midwest Hotel is an intact example of the Two-Part Commercial Block Hotel, featuring "prominent storefronts at the main façade, double-hung, sash fenestration set in groups of three and divided by spandrels between floors." Furthermore, the Midwest Hotel displays terra cotta at its main façade, which "was used to embellish the main façade from the storefront level and often, through the upper stories, thereby setting off the primary façade from the secondary elevations."

Its integrity of location, design, setting, materials, workmanship, feeling and association has been retained in the exterior, meeting the registration requirements as set forth in the MPS Cover Document.

ELABORATION

The five story commercial building is constructed of reinforced concrete and brick with a terra cotta veneer on the upper stories of the west or main façade. The original storefront was modified in 1952 and features non-original aluminum framed plate glass windows. There are three separate entrances: the far north bay contains a single-leaf aluminum-framed door with single transom; a second entry located at the second bay (moving north – south) is recessed and features a single-leaf door and non-original glass block at the storefront; while the third entry, located at the far south bay, is an aluminum-framed double-leaf door. Black vitrolite clads the base of the main façade around the storefront.

A wide decorative band of white terra cotta divides the storefront level from the upper floors. Each floor is divided into two bays. Original tripartite fenestration features double-hung, sash 1/1 windows and fixed units. Some of the windows appear to have been replaced, however, newer windows fill the original terra cotta framing units. Decorative terra cotta tiles featuring evenly spaced rosettes frame the 2nd through 5th floors. Floors are separated by terra cotta spandrels. A wide, bracketed cornice crowns the building.

The south and north facades are characterized by non-original fixed window units and 2-over-2 single-hung sash units. These facades both have wide recessed central bays. These recessed bays are supported by open buttress-like concrete supports. The walls are capped with

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**Midwest Hotel
Jackson County, Missouri**

tile coping. Shorter commercial buildings block the lower floors of the north and south elevations from view.

The rear façade features a mixture of double-hung sash units and non-original fixed windows. Metal fire escape is attached to the middle by of the wall. A modern metal exit door leads to a large parking lot at the rear of the building.

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Midwest Hotel
Jackson County, Missouri

SUMMARY

The Midwest Hotel, 1925 Main Street, Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion A and is locally significant in the following areas: COMMERCE: The development of the Midwest Hotel coincides with the historic context identified in the MPS Cover Document "Working Class Hotels at 19th and Main Streets, Kansas City, MO": "The Evolution of Travel Modes and Hotel Space in Kansas City: 1880-1915." As a representative example of a working class hotel, the Midwest Hotel was established as a convenient, comfortable and efficient place of lodging. It represents the values and standards in hotel accommodations offered to the working class traveler within walking distance of Kansas City's freight district and Union Station. During World War II the Midwest Hotel was the temporary headquarters for the military police stationed in Kansas City. Along with the Rieger and Monroe, it is one of the three hotels to remain in the 1900 block of Main Street. The period of significance is 1915 through 1953, the end date established by the discretionary cut-off period of the National Register.

ELABORATION

Several months after Smith Rea and Lovitt accepted bids on the Rieger Hotel, they began taking bids for the Midwest Hotel owned by J. H. Harris. Aiken and Thayer were hired as the general contractor. The seventy-five room, five-story, reinforced concrete, fireproof hotel was estimated to cost \$50,000 when completed. The entry on the west façade was designed with stone and terra cotta trim.

Joseph Harris owned the hotel until January 31, 1943. Subsequently, it was purchased by Mrs. Stella Parke who had operated the hotel for seven years under a lease from Mr. Harris. In April 1943, the United States war department condemned the hotel. Mrs. Parke protested the move and vowed to remain in the hotel until the government threw her out. It appears the move came after Mrs. Parke and co-owner and daughter Gladys Parke Kline rejected negotiations for a lease to the government. Under the lease plan, the war department was to take possession for one year with extension privileges through the duration of the war.

The Midwest offered a prime location for military police (bivouacked in Penn Valley Park) headquarters because of its proximity to the Union Station terminal. It was also more convenient as much of their work was located in the downtown area. Charles J. Winger of the war department made it clear that the move was necessary due to the war effort. Possession of the hotel was surrendered back to Parke and Kline in April 1946. The building has functioned as a hotel since that date.

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Midwest Hotel
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Both working class individuals and travelers stayed at the Midwest Hotel. Like the Monroe and Rieger Hotels, the Midwest typically catered to single workers without families who found it necessary to live in proximity to their place of employment. One of the most common long-term residents was the traveling salesman who utilized the hotel space as a base of operation.

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Midwest Hotel
Jackson County, Missouri

Bibliography

Uguccioni, Ellen. "Midwest Hotel," Missouri Historic Inventory, February 28, 1983. *Western Contractor*, December 1, 1915, 28.

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Section number 10 Page 6

**Midwest Hotel
Jackson County, Missouri**

Verbal Boundary Description

McGee's Addition Lot 496 (Ex W 7' in Main Street) Blk 37, Kansas City, Jackson County, Missouri.

Boundary Justification

The nominated property includes the entire parcel historically associated with the Midwest Hotel, Kansas City, Jackson County, Missouri.

Key to Photographs

Len Fohn, photographer, September 2003

1. Main or west façade; view facing east.
2. Main and north façades; view facing southeast.
3. Main and south façades; view facing northeast.
4. South and east (rear) façades; view facing northwest.







